

LOT 54
IN OR 1996/451
PIRATES WOOD 3 UNR

NEWTON CHRISTOPHER R & CAROL M
97315 PIRATES WAY
YULEE, FL 32097

2025

43-3N-28-509C-0054-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,589	100	2017	1,589	267,884
FGR	441	55	2017	243	40,966
FOP	18	30	2017	5	842
FOP	150	30	2017	45	7,586
TOTALS	2,198			1,882	317,280

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0 100	23	4	92.00	SF	6.50	
2	0812	CONCRETE C	0 100	0	0	1,160.00	SF	4.00	
3	0855	CONC PAVER	0 100	0	0	350.00	SF	10.00	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	1,882	110.0540	173.89	327,261	2017	2017	0	0	3.05	96.95
1 SFR CUST - 100% - 2018 Heated Area: 1589 HX Base Yr 2018											
97315 PIRATES WAY, YULEE											

BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	06/16/2023
INC DATE			AG DATE	MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		317,280	
TOTAL MARKET OB/XF VALUE		8,528	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		425,808	
SOH/AGL Deduction		219,514	
ASSESSED VALUE		206,294	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		155,572	
TOTAL JUST VALUE		425,808	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		411,340	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250002109	GARAGE WITH 30 X	108,949	02/27/2025
C1705457	CO ISSUED	0	12/08/2017
B1705457	NEW CONSTR	204,569	06/20/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1996/0451	8/07/2015	WD	Q	V	02
GRANTOR: SPINK CLAUDE A					
GRANTEE: NEWTON CHRISTOPHER					
1202/1940	1/22/2004	WD	Q	V	
GRANTOR: HARDING JACQUELINE M					
GRANTEE: SPINK CLAUDE A					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2017] W21 FOP=[YR=2017] N10 W15 S10 E15\$ W29 S40 E12 FOP=[YR=2017] S1 E6 N1 W1 N3 W4 S3 W1\$ E1 N3 E4 S3 E12 FGR=[YR=2017] S2 E21 N21 W21 S19\$ N19 E21 N21\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00

TOTAL OB/XF									
UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000		